

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: WEBSTER CITY
Local Government Number: 40G378

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL	40010	3
WEBSTER CITY AREA C URBAN RENEWAL	40011	2
WEBSTER CITY RIVERVIEW URBAN RENEWAL	40012	6
WEBSTER CITY SE IND URBAN RENEWAL	40015	5
WEBSTER CITY AREA D URBAN RENEWAL	40018	1
WEBSTER CITY AREA E URBAN RENEWAL	40019	2
WEBSTER CITY AREA B URBAN RENEWAL	40020	2
WEBSTER CITY WEST SECOND ST URBAN RENEWAL	40021	2
WEBSTER CITY SOUTHWEST URBAN RENEWAL	40022	6
WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA	40030	1
WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL	40900	0

TIF Debt Outstanding: 2,318,567

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	183,965	428,383	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	263,875
TIF Sp. Revenue Fund Interest:	114
Asset Sales & Loan Repayments:	0
Total Revenue:	263,989

Rebate Expenditures:	143,254
Non-Rebate Expenditures:	104,857
Returned to County Treasurer:	0
Total Expenditures:	248,111

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	199,843	450,632	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 1,870,613

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL
 UR Area Number: 40010
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR A INCR	40136	40137	179,007
WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A/HOME 4TH SUBFUND INCREM	40182	40183	1,023,015
WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A HOME 5TH SUBFUND INCREM	40184	40185	289,948

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,769,320	34,870	0	0	-5,556	2,798,634	0	2,798,634
Taxable	0	1,462,656	34,870	0	0	-5,556	1,491,970	0	1,491,970
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

156,203

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 53,140
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 53,140

Rebate Expenditures: 34,645
 Non-Rebate Expenditures: 18,495
 Returned to County Treasurer: 0
Total Expenditures: 53,140

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

173,714

Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

Housing Project

Description:	Housing Development
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	Accumulating LMI Revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

STRUCHEN 4TH ADDITION

Debt/Obligation Type:	Rebates
Principal:	65,711
Interest:	0
Total:	65,711
Annual Appropriation?:	No
Date Incurred:	11/29/1998
FY of Last Payment:	2014

STRUCHEN 5TH ADDITION

Debt/Obligation Type:	Rebates
Principal:	123,536
Interest:	0
Total:	123,536
Annual Appropriation?:	No
Date Incurred:	11/29/1998
FY of Last Payment:	2014

Non-Rebates For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

TIF Expenditure Amount:	14,671
Tied To Debt:	STRUCHEN 4TH ADDITION
Tied To Project:	LMI Requirement

TIF Expenditure Amount:	3,824
Tied To Debt:	STRUCHEN 5TH ADDITION
Tied To Project:	LMI Requirement

Rebates For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

Home 4th Addition

TIF Expenditure Amount:	28,076
Rebate Paid To:	Don Struchen
Tied To Debt:	STRUCHEN 4TH ADDITION
Tied To Project:	Housing Project
Projected Final FY of Rebate:	2014

Home 5th Addition

TIF Expenditure Amount:	6,569
Rebate Paid To:	Don Struchen
Tied To Debt:	STRUCHEN 5TH ADDITION
Tied To Project:	Housing Project
Projected Final FY of Rebate:	2014

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR A INCR
 TIF Taxing District Inc. Number: 40137
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	276,410	34,870	0	0	-1,852	309,428	0	309,428
Taxable	0	145,989	34,870	0	0	-1,852	179,007	0	179,007
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	30,658	179,007	179,007	0	0

FY 2014 TIF Revenue Received: 6,105

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A/HOME 4TH
 SUBFUND INCREM
 TIF Taxing District Inc. Number: 40183
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2003

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,940,430	0	0	0	-1,852	1,938,578	0	1,938,578
Taxable	0	1,024,867	0	0	0	-1,852	1,023,015	0	1,023,015
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	899	1,023,015	1,023,015	0	0

FY 2014 TIF Revenue Received: 36,642

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A HOME 5TH
 SUBFUND INCREM
 TIF Taxing District Inc. Number: 40185
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	552,480	0	0	0	-1,852	550,628	0	550,628
Taxable	0	291,800	0	0	0	-1,852	289,948	0	289,948
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	747	289,948	289,948	0	0

FY 2014 TIF Revenue Received: 10,393

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL
 UR Area Number: 40011
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR C TIF INCREM	40140	40141	0
WEBSTER CITY CITY/WEBSTER CITY SCH/UR C INCR	40152	40153	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	82,970	13,033,850	0	0	0	-18,520	13,098,300	0	13,098,300
Taxable	49,727	6,884,043	0	0	0	-18,520	6,915,250	0	6,915,250
Homestead Credits									56

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

64,179

226,175

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 40
 Asset Sales & Loan Repayments: 0
Total Revenue: 40

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

64,219

224,901

Amount of 06-30-2014 Cash Balance Restricted for LMI

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL (40011)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR C TIF INCREM
 TIF Taxing District Inc. Number: 40141

TIF Taxing District Base Year:	1993	UR Designation
FY TIF Revenue First Received:	1998	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	82,970	0	0	0	0	0	82,970	0	82,970
Taxable	49,727	0	0	0	0	0	49,727	0	49,727
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	39,990	42,980	0	42,980	1,082

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL (40011)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/UR C INCR
 TIF Taxing District Inc. Number: 40153

TIF Taxing District Base Year:	1993	UR Designation
FY TIF Revenue First Received:	1998	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,033,850	0	0	0	-18,520	13,015,330	0	13,015,330
Taxable	0	6,884,043	0	0	0	-18,520	6,865,523	0	6,865,523
Homestead Credits									56

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	74,320	6,865,523	0	6,865,523	245,823

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL
 UR Area Number: 40012

UR Area Creation Date: 02/1986

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW TIF INCR	40055	40056	0
WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF INCREM	40112	40113	359,870
WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW UR INCREM	40124	40125	0
WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW TIF/HY-VEE SUBFUND INCREM	40180	40181	1,298,687
WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND/INCR	40208	40209	428,887
WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND #2 INCR	40210	40211	429,016

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,385,150	16,946,140	12,519,340	100	-35,188	33,815,542	0	33,815,542
Taxable	0	2,316,090	16,946,140	12,519,340	100	-35,188	31,746,482	0	31,746,482
Homestead Credits									62

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 89,855
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 89,855

Rebate Expenditures: 76,501
 Non-Rebate Expenditures: 13,354
 Returned to County Treasurer: 0
Total Expenditures: 89,855

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY RIVERVIEW URBAN RENEWAL

2ND STREET RECONSTRUCTION

Description:	WA/SW/Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

SSMID

Description:	Self-Supported Muniipal Impr District
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEBSTER CITY RIVERVIEW URBAN RENEWAL

HYVEE STORES

Debt/Obligation Type:	Rebates
Principal:	158,337
Interest:	0
Total:	158,337
Annual Appropriation?:	No
Date Incurred:	09/16/2000
FY of Last Payment:	2016

FSB-TOWN & COUNTRY

Debt/Obligation Type:	Rebates
Principal:	142,208
Interest:	0
Total:	142,208
Annual Appropriation?:	No
Date Incurred:	11/29/2011
FY of Last Payment:	2022

FSB-FIRST STATE BANK

Debt/Obligation Type:	Rebates
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	No
Date Incurred:	05/21/2012
FY of Last Payment:	2023

2nd STR RECONST PROJ

Debt/Obligation Type:	Internal Loans
Principal:	652,634
Interest:	0
Total:	652,634
Annual Appropriation?:	No
Date Incurred:	06/01/2000
FY of Last Payment:	2020

Non-Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

TIF Expenditure Amount:	12,814
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	2ND STREET RECONSTRUCTION

TIF Expenditure Amount:	540
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	SSMID

Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

HYVEE FOOD STORES

TIF Expenditure Amount:	46,501
Rebate Paid To:	HYVEE STORES
Tied To Debt:	FSB-TOWN & COUNTRY
Tied To Project:	2ND STREET RECONSTRUCTION
Projected Final FY of Rebate:	2016

FSB-TOWN & COUNTRY

TIF Expenditure Amount:	15,000
Rebate Paid To:	FSB-TOWN & COUNTRY
Tied To Debt:	FSB-TOWN & COUNTRY
Tied To Project:	2ND STREET RECONSTRUCTION
Projected Final FY of Rebate:	2022

FSB-FIRST STATE BANK

TIF Expenditure Amount:	15,000
Rebate Paid To:	FSB-FIRST STATE BANK
Tied To Debt:	FSB-FIRST STATE BANK
Tied To Project:	2ND STREET RECONSTRUCTION
Projected Final FY of Rebate:	2023

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TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW TIF INCR
 TIF Taxing District Inc. Number: 40056
 TIF Taxing District Base Year: 1985
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,113,010	7,190,530	12,151,260	0	-31,484	23,423,316	0	23,423,316
Taxable	0	2,172,355	7,190,530	12,151,260	0	-31,484	21,482,661	0	21,482,661
Homestead Credits									56

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	25,953,967	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF INCREM
 TIF Taxing District Inc. Number: 40113
 TIF Taxing District Base Year: 1985
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,502,410	368,080	0	-1,852	5,868,638	0	5,868,638
Taxable	0	0	5,502,410	368,080	0	-1,852	5,868,638	0	5,868,638
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,666,202	204,288	359,870	-155,582	-5,804

FY 2014 TIF Revenue Received: 13,354

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TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW UR INCREM
 TIF Taxing District Inc. Number: 40125
 TIF Taxing District Base Year: 1985
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	272,140	624,320	0	0	-1,852	894,608	0	894,608
Taxable	0	143,735	624,320	0	0	-1,852	766,203	0	766,203
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	647,057	249,403	0	249,403	8,930

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW TIF/HY-VEE
 SUBFUND INCREM
 TIF Taxing District Inc. Number: 40181
 TIF Taxing District Base Year: 1985
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,794,450	0	0	0	1,794,450	0	1,794,450
Taxable	0	0	1,794,450	0	0	0	1,794,450	0	1,794,450
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	495,763	1,298,687	1,298,687	0	0

FY 2014 TIF Revenue Received: 46,501

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TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST
BANK SUBFUND/INCR	
TIF Taxing District Inc. Number:	40209
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2011

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	772,480	0	100	0	772,580	0	772,580
Taxable	0	0	772,480	0	100	0	772,580	0	772,580
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	335,493	437,087	428,887	8,200	306

FY 2014 TIF Revenue Received: 15,000

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST
BANK SUBFUND #2 INCR	
TIF Taxing District Inc. Number:	40211
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2012

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,061,950	0	0	0	1,061,950	0	1,061,950
Taxable	0	0	1,061,950	0	0	0	1,061,950	0	1,061,950
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	520,934	541,016	429,016	112,000	4,010

FY 2014 TIF Revenue Received: 15,000

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL
 UR Area Number: 40015

UR Area Creation Date: 02/1986

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY AG/WEBSTER CITY SCHOOL/SE IND TIF INCR	40114	40115	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INCR	40116	40117	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF VANTEC SUBFUND INCREMENT	40176	40177	0
WEBSTER CITY/WEBSTER CITY SCH/SE IND TIF MITCHELL SUBFUND INCR	40196	40197	119,440
WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INFINITY SUBFUND INCR	40212	40213	880,594

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	432,510	209,440	2,935,000	5,786,290	0	0	9,363,240	0	9,363,240
Taxable	259,218	110,619	2,935,000	5,786,290	0	0	9,091,127	0	9,091,127
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **75,438** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 35,805
 TIF Sp. Revenue Fund Interest: 47
 Asset Sales & Loan Repayments: 0
Total Revenue: 35,852

Rebate Expenditures: 20,041
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 20,041

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **91,249** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY SE IND URBAN RENEWAL

Extension of Commerce Dr

Description:	Street/Water/Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEBSTER CITY SE IND URBAN RENEWAL

MITCHELL MACHINE

Debt/Obligation Type:	Rebates
Principal:	60,758
Interest:	0
Total:	60,758
Annual Appropriation?:	No
Date Incurred:	04/19/2008
FY of Last Payment:	2020

INFINITY

Debt/Obligation Type:	Rebates
Principal:	301,000
Interest:	0
Total:	301,000
Annual Appropriation?:	No
Date Incurred:	11/19/2012
FY of Last Payment:	2023

Rebates For WEBSTER CITY SE IND URBAN RENEWAL

Mitchell Machine

TIF Expenditure Amount:	4,276
Rebate Paid To:	Mitchell Machine
Tied To Debt:	MITCHELL MACHINE
Tied To Project:	Extension of Commerce Dr
Projected Final FY of Rebate:	2020

Infinity

TIF Expenditure Amount:	15,765
Rebate Paid To:	Infinity Services LLC
Tied To Debt:	INFINITY
Tied To Project:	Extension of Commerce Dr
Projected Final FY of Rebate:	2023

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL (40015)
 TIF Taxing District Name: WEBSTER CITY AG/WEBSTER CITY SCHOOL/SE IND TIF INCR
 TIF Taxing District Inc. Number: 40115

TIF Taxing District Base Year: 1985
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	432,510	0	0	0	0	0	432,510	0	432,510
Taxable	259,218	0	0	0	0	0	259,218	0	259,218
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	208,430	224,080	0	224,080	5,641

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL (40015)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INCR
 TIF Taxing District Inc. Number: 40117

TIF Taxing District Base Year: 1985
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	209,440	2,935,000	4,766,990	0	0	7,911,430	0	7,911,430
Taxable	0	110,619	2,935,000	4,766,990	0	0	7,812,609	0	7,812,609
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	217,917	7,693,513	0	7,693,513	275,470

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF VANTEC SUBFUND INCREMENT
TIF Taxing District Inc. Number:	40177
TIF Taxing District Base Year:	1985
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,037	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)
TIF Taxing District Name:	WEBSTER CITY/WEBSTER CITY SCH/SE IND TIF MITCHELL SUBFUND INCR
TIF Taxing District Inc. Number:	40197
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	133,390	0	0	133,390	0	133,390
Taxable	0	0	0	133,390	0	0	133,390	0	133,390
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	13,950	119,440	119,440	0	0

FY 2014 TIF Revenue Received: 4,276

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INFINITY SUBFUND INCR
TIF Taxing District Inc. Number:	40213
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	885,910	0	0	885,910	0	885,910
Taxable	0	0	0	885,910	0	0	885,910	0	885,910
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,316	880,594	880,594	0	0

FY 2014 TIF Revenue Received: 31,529

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA D URBAN RENEWAL
 UR Area Number: 40018
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR D INCR	40128	40129	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	140,000	0	0	0	0	0	140,000	0	140,000
Taxable	83,907	0	0	0	0	0	83,907	0	83,907
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA D URBAN RENEWAL (40018)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR D INCR
 TIF Taxing District Inc. Number: 40129

TIF Taxing District Base Year: 1993

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	140,000	0	0	0	0	0	140,000	0	140,000
Taxable	83,907	0	0	0	0	0	83,907	0	83,907
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	67,180	72,820	0	72,820	1,833

FY 2014 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL
 UR Area Number: 40019
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR E INCREM	40130	40131	0
WEBSTER CITY/WEBSTER CITY SCH/UR AREA E INCR	40206	40207	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	22,970	58,380	0	0	0	-1,852	79,498	0	79,498
Taxable	13,767	30,835	0	0	0	-1,852	42,750	0	42,750
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL (40019)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR E INCREM
 TIF Taxing District Inc. Number: 40131

TIF Taxing District Base Year:	1993	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	22,970	0	0	0	0	0	22,970	0	22,970
Taxable	13,767	0	0	0	0	0	13,767	0	13,767
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	27,735	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL (40019)
 TIF Taxing District Name: WEBSTER CITY/WEBSTER CITY SCH/UR AREA E INCR
 TIF Taxing District Inc. Number: 40207

TIF Taxing District Base Year:	1993	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	58,380	0	0	0	-1,852	56,528	0	56,528
Taxable	0	30,835	0	0	0	-1,852	28,983	0	28,983
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	27,735	28,983	0	28,983	1,038

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL
 UR Area Number: 40020
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR B INCR	40138	40139	0
WEBSTER CITY/WEBSTER CITY SCH/RES UR AREA B INCR	40204	40205	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	77,160	0	0	0	0	0	77,160	0	77,160
Taxable	46,244	0	0	0	0	0	46,244	0	46,244
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL (40020)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR B INCR
 TIF Taxing District Inc. Number: 40139

TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	77,160	0	0	0	0	0	77,160	0	77,160
Taxable	46,244	0	0	0	0	0	46,244	0	46,244
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	65,110	12,050	0	12,050	303

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL (40020)
 TIF Taxing District Name: WEBSTER CITY/WEBSTER CITY SCH/RES UR AREA B INCR
 TIF Taxing District Inc. Number: 40205

TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	57,671	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL
 UR Area Number: 40021

UR Area Creation Date: 08/1997

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/W SECOND ST UR INCR	40132	40133	0
WEBSTER CITY CITY AG/WEBSTER CITY SCH/W SECOND ST UR INCR	40134	40135	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	28,870	226,100	5,899,510	1,077,730	0	0	7,232,210	0	7,232,210
Taxable	17,303	119,419	5,899,510	1,077,730	0	0	7,113,962	0	7,113,962
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

44,348

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 27
 Asset Sales & Loan Repayments: 0
Total Revenue: 27

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

44,375

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL (40021)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/W SECOND ST UR INCR
 TIF Taxing District Inc. Number: 40133
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	226,100	5,899,510	1,077,730	0	0	7,203,340	0	7,203,340
Taxable	0	119,419	5,899,510	1,077,730	0	0	7,096,659	0	7,096,659
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,339,560	2,863,780	0	2,863,780	102,539

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL (40021)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/W SECOND ST UR INCR
 TIF Taxing District Inc. Number: 40135
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	28,870	0	0	0	0	0	28,870	0	28,870
Taxable	17,303	0	0	0	0	0	17,303	0	17,303
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	14,120	14,750	0	14,750	371

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL
 UR Area Number: 40022

UR Area Creation Date: 06/2001

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR TIF INCREM	40154	40155	1,668,391
WEBSTER CITY CITY AG/WEBSTER CITY SCH/SW UR TIF INCREM	40156	40157	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMEND INCREMENT	40170	40171	189,670
WEBSTER CITY AG/WEBSTER CITY SCH/SW UR AMEND INCREMENT	40172	40173	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AREA NCP SUBFUND INCR	40174	40175	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMENDMENT GOURLEY SUBFUND INCREM	40186	40187	512,232

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	738,630	1,360,330	2,345,450	0	0	-5,556	4,438,854	0	4,438,854
Taxable	442,685	718,481	2,345,450	0	0	-5,556	3,501,060	0	3,501,060
Homestead Credits									5

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **46,005** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 85,075
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 85,075

Rebate Expenditures: 12,067
 Non-Rebate Expenditures: 73,008
 Returned to County Treasurer: 0
Total Expenditures: 85,075

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **52,017** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY SOUTHWEST URBAN RENEWAL

LMI Requirement

Description:	Accumulating LMI revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

SW Water Improvement

Description:	Water Main Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEBSTER CITY SOUTHWEST URBAN RENEWAL

SW WATER IMPROVEMENTS

Debt/Obligation Type:	Internal Loans
Principal:	292,914
Interest:	0
Total:	292,914
Annual Appropriation?:	No
Date Incurred:	08/03/2002
FY of Last Payment:	2015

GOURLEY SUBDIVISION

Debt/Obligation Type:	Rebates
Principal:	371,469
Interest:	0
Total:	371,469
Annual Appropriation?:	No
Date Incurred:	08/01/2002
FY of Last Payment:	2015

Non-Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

TIF Expenditure Amount:	6,306
Tied To Debt:	GOURLEY SUBDIVISION
Tied To Project:	LMI Requirement

TIF Expenditure Amount:	66,702
Tied To Debt:	SW WATER IMPROVEMENTS
Tied To Project:	SW Water Improvement

Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

GOURLEY SUBDIVISION

TIF Expenditure Amount:	12,067
Rebate Paid To:	DON GOURLEY
Tied To Debt:	GOURLEY SUBDIVISION
Tied To Project:	SW Water Improvement
Projected Final FY of Rebate:	2015

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TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR TIF INCREM
 TIF Taxing District Inc. Number: 40155
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	20,870	2,345,450	0	0	0	2,366,320	0	2,366,320
Taxable	0	11,023	2,345,450	0	0	0	2,356,473	0	2,356,473
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	695,100	1,671,220	1,668,391	2,829	101

FY 2014 TIF Revenue Received: 66,702

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/SW UR TIF INCREM
 TIF Taxing District Inc. Number: 40157
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	540,110	0	0	0	0	0	540,110	0	540,110
Taxable	323,706	0	0	0	0	0	323,706	0	323,706
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	267,940	272,170	0	272,170	6,851

FY 2014 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMEND INCREMENT
TIF Taxing District Inc. Number:	40171
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	359,110	0	0	0	0	359,110	0	359,110
Taxable	0	189,670	0	0	0	0	189,670	0	189,670
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,370	189,670	189,670	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
TIF Taxing District Name:	WEBSTER CITY AG/WEBSTER CITY SCH/SW UR AMEND INCREMENT
TIF Taxing District Inc. Number:	40173
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	198,520	0	0	0	0	0	198,520	0	198,520
Taxable	118,979	0	0	0	0	0	118,979	0	118,979
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	93,260	105,260	0	105,260	2,650

FY 2014 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AREA NCP SUBFUND INCR
TIF Taxing District Inc. Number:	40175
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,260	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMENDMENT GOURLEY SUBFUND INCREM
TIF Taxing District Inc. Number:	40187
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	980,350	0	0	0	-5,556	974,794	0	974,794
Taxable	0	517,788	0	0	0	-5,556	512,232	0	512,232
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	94,320	512,232	512,232	0	0

FY 2014 TIF Revenue Received: 18,373

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA
 UR Area Number: 40030

UR Area Creation Date: 11/2011

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA FAREWAY SUBFUND INCR	40214	40215	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	717,260	0	0	0	717,260	0	717,260
Taxable	0	0	717,260	0	0	0	717,260	0	717,260
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA (40030)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA
 FAREWAY SUBFUND INCR
 TIF Taxing District Inc. Number: 40215
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2011

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	717,260	0	0	0	717,260	0	717,260
Taxable	0	0	717,260	0	0	0	717,260	0	717,260
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	634,050	83,210	0	83,210	2,979

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL
 UR Area Number: 40900

UR Area Creation Date: 08/2013

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

Base No. Increment No. Increment Value Used

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**